

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
November 14, 2005 Public Hearing (Zoning Commission)
December 20, 2005 Public Hearing (City Council)**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: J
Location: 3429, 3431 & 3435 North Church Street (Northwest quadrant of North Church Street and Berryman Street)

Applicant: S R E Properties, LLC
Owner: S R E Properties, LLC

GFLUM

From: Moderate Residential
To: High Residential

Zoning

From: RM-18
To: CD-RM-26

Conditions: 1) Uses: Condominiums designed for sale.
2) Maximum number of condominiums shall be 72.
3) All buildings shall be constructed substantially of brick building materials.
4) Maximum height of condominiums shall be three stories.
5) Access shall be limited to one curb cut on North Church Street and one curb cut on Berryman Street

SITE INFORMATION	
Maximum Developable Units	72
Net Density	18.18 units per acre
Existing Land Use	Undeveloped
Acreage	3.96
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Berryman Square Apartments	RM-18
South	Undeveloped	RS-9
East	Nonresidential Uses (Daycare/Hair Salon/Restaurant)	LB
West	Berryman Square Apartments	RM-18

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RM-18 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90.

DIFFERENCES BETWEEN RM-18 (EXISTING) AND CD-RM-26 (PROPOSED) ZONING DISTRICTS
RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.
CD-RM-26: Primarily intended to accommodate high density residential uses at a density of 26.0 units per acre or less, and supporting service uses. See Conditions for additional restrictions.

TRANSPORTATION	
Street Classification	N. Church Street – Major Thoroughfare, Berryman Street – Local Street.
Site Access	One access per street frontage as far away from the intersection as possible will be approved by GDOT. All accesses/driveways must meet the standards as specified in the City of Greensboro Driveway Manual.
Traffic Counts	N. Church Street ADT = 10,150.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk with a 3' grass strip is required along one side of all other public streets.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	N/A (North Buffalo 3)
Floodplains	N/A
Streams	Perennial (USGS Blue Line) on property requires a 50' buffer measured from top of steep slope, edge of contiguous wetland, or top of bank, whichever produces greatest buffer. The first 15' must remain undisturbed and the next 35' has a maximum built upon limit of 50% with no occupied structure allowed.
Other	Possibility of wetlands on site.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>East</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>West</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

Moderate Residential (over 5 to 12 dwelling units per gross acre) - This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Proposed:

High Residential (over 12 dwelling units per gross acre) - This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

Activity Centers

Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
		There have not been any land use amendments in the immediate vicinity of this case.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change: This case involves a change from Moderate Residential (5 - 12 dwelling units per acre) to High Residential (over 12 dwelling units per acre). The proposed density of this site will be just over 18 dwelling units per acre.

It meets Connections 2025 policies of promoting mixed income neighborhoods, promoting compact development, and promoting the diversification of new housing stock to meet the needs for suitable, affordable housing. This property is also located within an Activity Center. Such centers are intended to include features such as a mix of higher intensity uses, including housing, compact development patterns, and pedestrian and transit linkages. This proposal exhibits each of these features.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams): None

Implications, if any, the Amendment may have for Other Parts of the Plan: This amendment may encourage other similar amendments in the vicinity especially heading north towards the center of the Activity Center.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3): None

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on November 7, 2005, and made the following comments concerning this request:

- Appears to be a reasonable request due to the location along a major thoroughfare and the compatibility with its current surroundings; and
- The new units could be considered a positive replacement for the units that were torn down on the corner of North Elm Street and Pisgah Church Road.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This request is slightly above 18 units per acre. It is bordered on the north and west sides by apartments which are zoned RM-18. It is opposite a small commercially zoned area and is located on a Major Thoroughfare. The site is also serviced by public transit (N. Elm St. bus route). Thus, staff feels that the proposed rezoning is compatible with existing zoning and development in the immediate area.

GDOT: No additional comments.

Water Resources: State and Army Corps will have to be contacted for appropriate permits for any wetlands disturbance and/or stream crossing/disturbance. Drainage channels carrying public water require appropriate drainage, maintenance, utility easement.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the High Residential land use classification and approval of the zoning to Conditional District-RM-26 primarily due to:

- It supports Comprehensive Plan policies that call for promoting mixed income neighborhoods, promoting compact development, and promoting the diversification of new housing stock to meet the needs for suitable, affordable housing;
- It is located within an Activity Center;
- It is across Church Street from a small commercially zoned area and is located on a Major Thoroughfare; and
- It is compatible with the existing zoning and development in the immediate area.